

From: Eugene Sinigalliano <gene@ultrasoundampsales.com>

Sent: Monday, June 28, 2021 8:09 AM

To: Green, Gabriella (ESD) <Gabriella.Green@esd.ny.gov>

Subject: From Eugene Sinigalliano - Resident Advisor CACWG - Please upload document from Omri Semadar to the Neighborhood Conditions Study

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Ms Green,

Please upload the document and photos from Omri Semadar that he emailed to me to the Neighborhood Conditions Study folder on Huddle. (Document and photos below)

He States:

"I am a resident of 408 8th Ave garden terrace condominium.

Here is a detailed condition study from ESC:

<https://esd.ny.gov/sites/default/files/Empire-Station-Complex-Neighborhood-Conditions-Study-FINAL-2021-02-03.pdf>

Our building is on page 1-74.

Can you pass this info to the ESC? Our building was placed in poor condition, Which is not factual to its real condition.

Our building just completed a full renovation of one million dollars due to local law 11.

Please have ESC revise their untruthful report.

See pictures attached dated 6/20/2021."

Please let me know you have uploaded Mr. Semadar's document and photos.

Respectfully,

Eugene Sinigalliano

President - 251 West 30th Street Residential Tenants Association

Beautification Director of the Midtown South Community Council

Residential Advisor - Empire State Development's Community Advisory Committee Working Group

Phone: 646-706-1367

From: Omri Semadar <omris2000@yahoo.com>

Date: Sunday, June 20, 2021 at 2:58 PM

To: E S SINIGALLIANO <gene@ultrasoundampsales.com>

Subject: Our building in ESC condition report,

Hi Eugene,

I am a resident of 408 8th Ave garden terrace condominium.

Here is a detailed condition study from ESC:

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See pictures attached dated 6/20/2021.

Thanks

Omri Semadar

408 8th avenue

NYC









Empire Station Complex Neighborhood Conditions Study

Block 780, Lot 7501

Location, Use, Zoning, and Ownership

Lot 7501 is located at 406 Eighth Avenue between West 31st Street and West 30th Street. The 5,000-sf lot is improved with a 12-story, 26,050-gsf building used for mixed residential and commercial space. Lot 7501 is located in a C6-3X zoning district, which permits a maximum commercial FAR of 6.0, community

facility FAR of 9.0, and a residential FAR of 9.0. The building was constructed in 1986 and has no renovation information on record. Owner information is not available.

Visual Assessment of Building and Site Conditions

Lot 7501 contains a 12-story building, with retail on the ground floor and residential space on the upper floors. The façade consists of stone, metal, and glass on the ground floor and brick and stucco on the upper floors. Because the building is currently under construction and surrounded by scaffolding, the façade and window conditions of the upper levels is unknown. However, at the street level, the exterior wall is in poor condition, showing heavy corrosion, and the doors are in fair condition. The sidewalk is in fair condition, showing minor cracking, staining, and debris. The ground floor entrances show no barrier to accessibility. Overall, the building and site conditions were given a rating of poor condition.

Open Building Code Violations

Lot 7501 has 19 open building code violations. Six of the 19 violations were issued by ECB, of which two are classified as hazardous and relate to the building's unsafe façade. The remaining four violations issued by ECB relate to the building's boiler, elevator, and failure to safeguard the public. The most recent violations (issued within the last five years) include the failure to maintain the building in a code-compliant manner in 2016 and the failure to safeguard the public from an unsafe façade in 2019. Thirteen of the 19 violations were issued by DOB and relate to construction and the building's boiler and elevators. One of the 13 DOB violations is classified as hazardous, due to the "failure to certify correction on immediately hazardous ECB violation." While most of the DOB violations were issued prior to 2015, two elevator violations was issued in 2017, façade violations were issued in 2018 and 2019, and a failure to benchmark violation was issued in 2019.

Site Utilization

Lot 7501 is located in a C6-3X zoning district, which allows a maximum residential FAR of 9.0. The 5,000-sf lot could accommodate 45,000 zsf of built residential space under current zoning. The lot is improved with a 26,050-gsf building, using 58 percent of the lot's potential residential development potential.

Environmental Concerns

There is potential for fuel oil tanks located at this property, as indicated by DOB records, however, according to FDNY records, there are no tanks associated with this property. In addition, no records were maintained by DOHMH. Three FDNY violation notices were issued in 1998, 2007 and 2009 for failing to provide extinguishers, failing to produce a permit and failing to conduct a required inspection. No FDNY violation orders were issued to this property.